

January 16, 2023

Planning Department
Saint Anthony Village
3301 Silver Lake Road
St. Anthony Village, MN 55418

Re: Conditional Use – Land Use Application – Project Narrative

+ **Project: 21166: Asian Mill**

+ **Site:** 3601 29th Ave NE, St. Anthony, MN 55418

To whom it may concern,

Asian Mill is requesting a Conditional Use approval of a catering facility in the light Industrial district of St. Anthony. Catering is a permitted conditional use within this zoning district.

Asian Mill is proposing to convert the vacant building into a commercial food processing facility. It is their intent to start by cooking fresh food to help supply their existing restaurant, Tea House (2425 University Ave SE). They will expand into preparing fresh and frozen foods that will be for sale in grocery stores and restaurants.

Exterior work to the building and site will be limited. An existing door along 29th Ave NE will receive a frost stoop to comply with exiting requirements. No wall or site signage will be added to this facility. Vinyl wayfinding signage will be included at entrance doors only. No branding or signage is being requested.

At the Interior, the rear warehouse space will receive large walk in coolers and freezers. In the SE portion of the building will be the new processing facility. A new commercial grade kitchen will be constructed in a portion with the rest of the space reserved for packaging and future expansion. The SW portion of the building will be used for support services like offices, break room and restrooms. They will also have room for future office expansion in this area as well.

Operational details for this facility

- Business hours - 11:00 am - 9:00 pm Monday - Sunday
- Number of employees will be four (4).
- Operations anticipate three (3) trucks (a mix of semi and box trucks) per day to handle shipping and receiving of product.
- No overnight semi truck parking is being requested but they do have two (2) vans that will be parked in standard parking stalls.

If you have any questions or need additional information, please reach out.

All the best,



Ryan Schroeder, AIA

President

PlanForce

952.541.9969